



ABSOLUTE NNN SALE-LEASEBACK

29660 Goetz Rd, Menifee, CA 92587



EXCLUSIVELY LISTED BY:

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REALSOURCE GROUP

...OFFERING MEMORANDUM...



29660 Goetz Rd, Menifee, CA 92587

PRICE	CAP RATE	NOI
\$11,153,000	6.50%	\$725,000

TENANT: ¹	Goetz Property, LP. dba. ARCO AMPM
LEASE COMMENCEMENT:	Close of Escrow
LEASE EXPIRATION:	20-Years from COE
LEASE TERM:	20 Years
LEASE TYPE:	Absolute NNN
MONTHLY RENT:	\$60,417
PROPERTY TAXES:	Tenant Responsibility
INSURANCE:	Tenant Responsibility
REPAIRS & MAINTENANCE:	Tenant Responsibility
COMMON AREA MAINTENANCE:	Tenant Responsibility
ROOF & STRUCTURE:	Tenant Responsibility
RENTAL INCREASES:	10% every 5-Years
RENEWAL OPTIONS:	Three, 5-Year @ 10%
YEAR BUILT:	2023
LOT SIZE (ACRES):	0.92 AC
NET RENTABLE AREA:	3,800 SF

1 - All lease provisions to be independently verified by Buyer during Due Diligence period.



- **Single Tenant ARCO AMPM Sale-Leaseback:**
 - Rare, Southern California Gas Station/C-Store Offering
 - Absolute NNN Lease with zero landlord responsibilities
 - 20-year initial lease term with three, 5-year options
 - 10% Increases every 5-Years & Options
- **About the Tenant:**
 - Backed by a Leading firm specializing in the development & operation of gas stations, convenience stores, and car washes
 - 40+ years of convenience store, service station, & car wash experience
 - 50+ Gas Stations & C-Stores Developed
 - 50+ Rollover Car Washes & Tunnel Car Washes Completed
- **Bonus Depreciation:** Property qualifies for 100% bonus depreciation on carwash improvements([contact for more info](#))
 - "Big Beautiful Bill" included the reset of bonus depreciation to 100% for 2025 and beyond
- **Recent, 2023 Construction with Roll-Over Car Wash**
- **Tremendous Sales Performing Location (Contact Broker for more Information)**
- **Minimal Gas Station/C-Store competition in the Market, and positioned within a corridor of Dense & Affluent Demographics:**
 - 149,000+ Residents & \$146,000+ Average Household Incomes within a 5-mi Radius
- **Nearby Retail Development :** Close to 750K+ Square Feet of Retail space has been added in last 5-years (50% Growth)
- **Direct Ingress & Egress Access to Goetz Rd (18,000+ CPD)**
- **Next to La Bufadora QSR (also for sale), benefiting the site w/ supplemental daily traffic flow**
- **Nearby Infrastructure Development:**
 - Interstate lane widening of I-215 to 8-lanes
 - Menifee Blvd extension (2026)
- **Menifee, CA: #4 fastest growing city in California:**
 - 32% Population Increase from 2010-2020
 - 3-5% Growth Rate Annually
- **Numerous Master-Planned Communities surrounding the Property:**
 - Audie Murphy Ranch - \$140,000+ Average household Incomes w/ 10% annual value appreciation
 - Menifee Lakes - \$130k+ Average household incomes w/ 2 golf courses
- **Riverside-San Bernardino-Ontario, California MSA: #3 Most Populous MSA in CA**
 - 5th Strongest Population growth in the USA
 - Ranked 20th in USA for GDP


20-Yr

 Absolute NNN
Lease

10%

 Increases every
5-Years

40+

 Years of Operating
Experience

#3

 Most Populous MSA in
CA

100%

Bonus Depreciation


\$146K

 Average Household
Incomes within 5-mi

149K

Population within 5-mi


#4

 Fastest growing city in
California



PURCHASE PRICE
\$11,153,000
ASSESSED LAND VALUE
\$336,600
YEAR 1 DEPRECIATION
\$10,816,400
YEAR-1 DEPRECIATION
\$10,816,400

Without segregation, your \$10,816,400 aggregate basis recovers evenly over the building life. With it, a meaningful share moves into 5/7/15-year recovery – deductible immediately under bonus.

YEAR-1 TAX SAVINGS
\$4,002,068

At a 37% effective rate, the additional first-year deduction translates to roughly **\$4,002,068 in tax savings** recovered in the study year alone.

PROPERTY DETAILS	BASIS	IN-SERVICE DATE	BASIS EVENTS	1ST-YEAR DEPR
ARCO Gas Station C-Store Special Purpose / Gas Station 29660 Goetz Rd, Menifee, CA 92587	\$10,816,400	2026	1	\$10,816,400
TOTALS FOR 2026 TAX YEAR – 1 PROPERTY	\$10,816,400			\$10,816,400

For more information on Bonus Depreciation and Cost Segregation, please contact:

RILEY WARDROP | CEO of Emerson Layne, LLC | 480.340.5147 | w@emersonlayne.com

CANYON LAKE TOWN CENTER

Edward Jones

Domino's Pizza

COLDWELL BANKER

LAKE ELSINORE TOWN CENTER

STATER BROS. markets

AutoZone

planet fitness

DOLLAR TREE

RODEWAY INN

CANYON LAKE GOLF & Country Club

E6S FITNESS

O'Reilly AUTO PARTS

goodwill

CARDENAS DEL TACO

SUBJECT PROPERTY

ARCO

ampm

CANYON GOLF & COUNTRY CLUB

BUFADORA BABA GRILL

VISTA WAY

GOETZ RD 18,000+ CPD

DEMOGRAPHICS

	Population	AHHI
1-Mile Radius	11,461	\$146,784
3-Mile Radius	64,028	\$132,183
5-Mile Radius	149,642	\$120,498





COUNTRYSIDE MARKETPLACE



SAN YSIDRO VILLAGE



PALOMA VALLEY HIGH SCHOOL

- 2,487 Students -



SUN CITY PLAZA



EVANS RANCH
ELEMENTARY SCHOOL
- 817 STUDENTS -



TAAWILA ELEMENTARY
SCHOOL
- 803 STUDENTS -

RIDGEMOOR
ELEMENTARY SCHOOL
- 772 STUDENTS -

KATHRYN NEWPORT
MIDDLE SCHOOL
- 965 STUDENTS -



SUBJECT PROPERTY

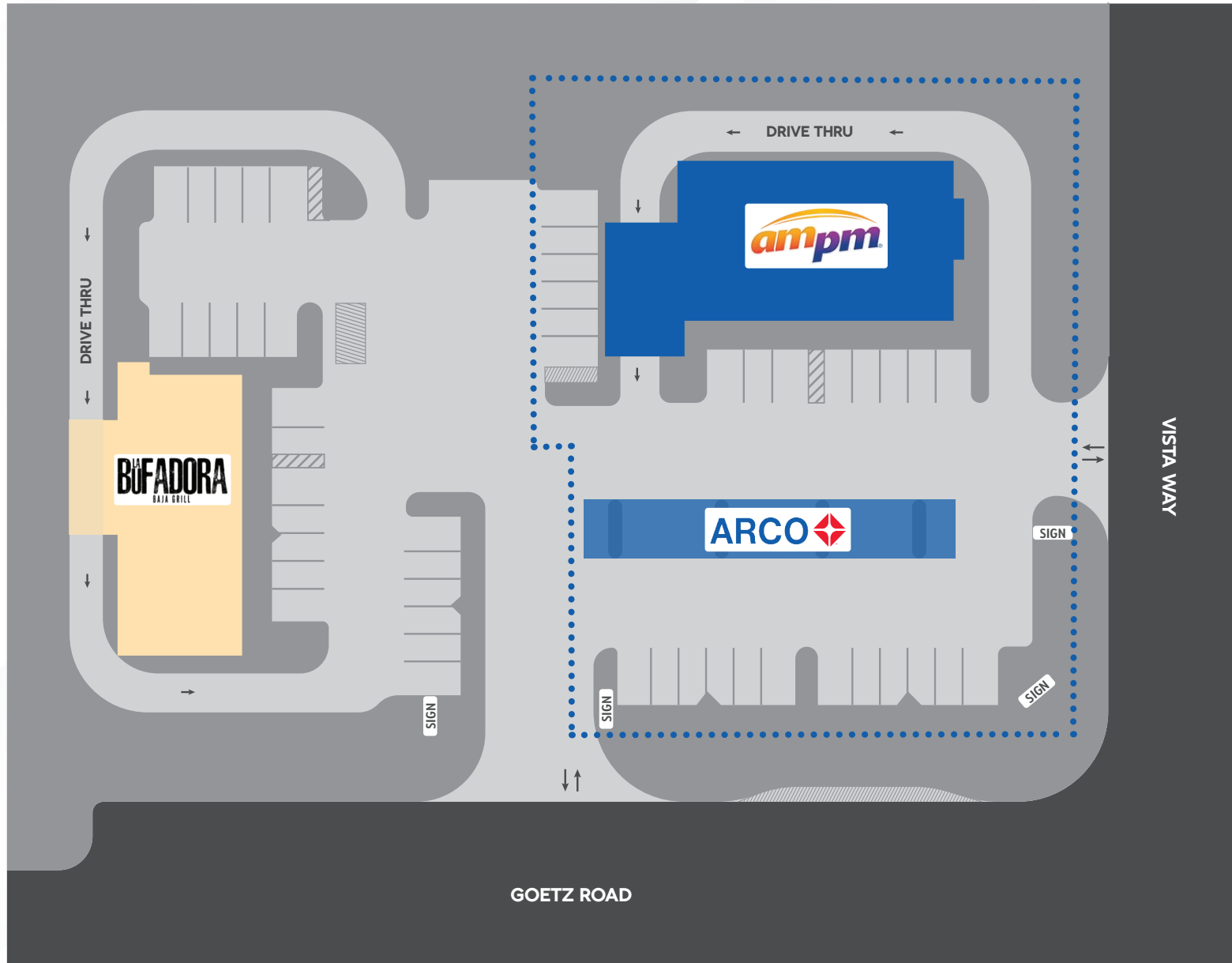


VISTA WAY



GOETZ RD 18,000+ CPD



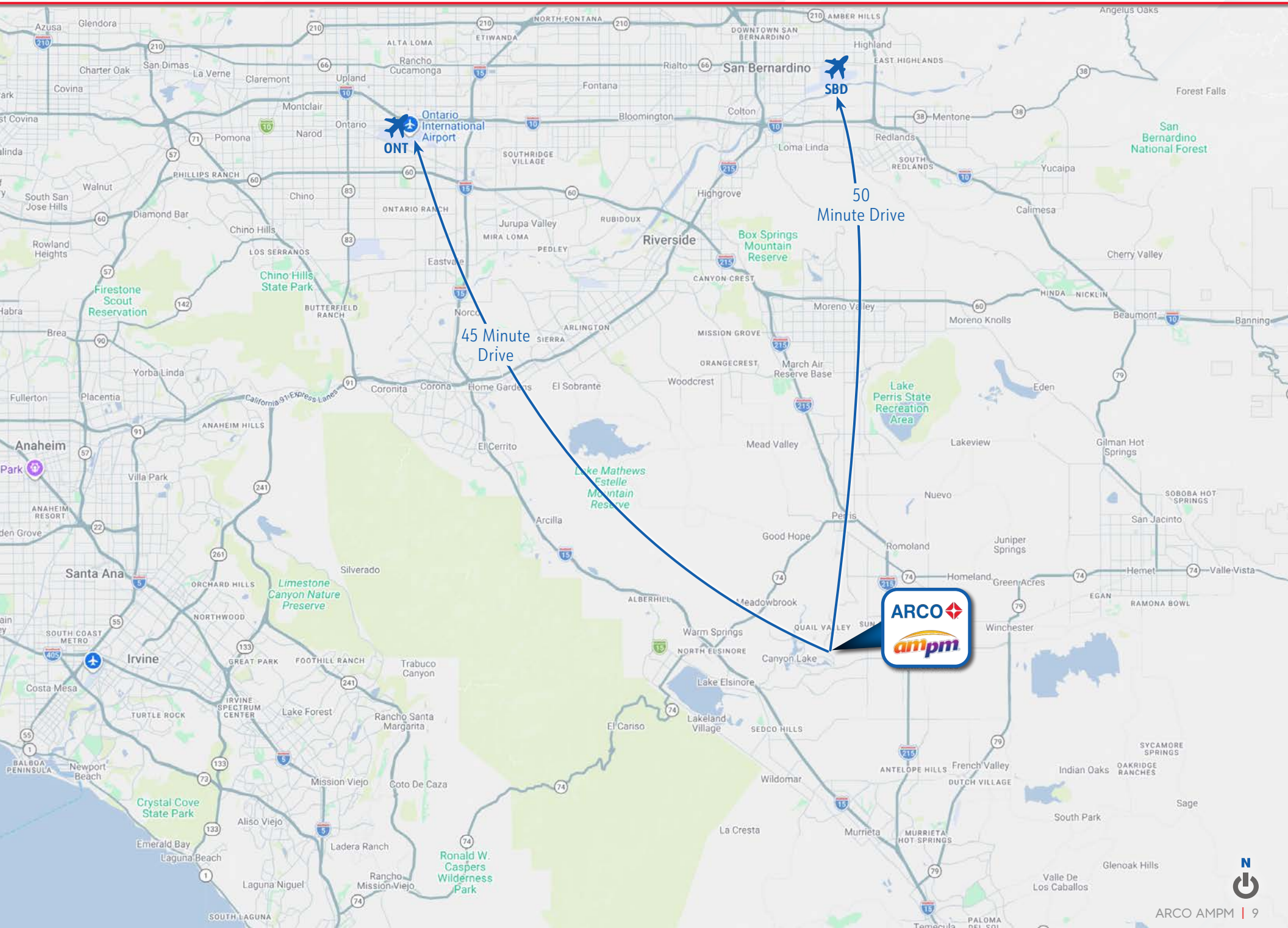


Subject Property



Property Parcel | APN # 351-074-025 / 351-074-022







The Tenant, Goetz Property, LP., is backed by J&T Investments Inc., a leading firm specializing in the development, and operation of gas stations, convenience stores, and carwashes. Their extensive expertise in these areas enables us to provide exceptional operational assistance to clients seeking our management services.

J&T's founder, has a 40+ year career in the convenience store, service station, and carwash industry. His journey began in 1980 when he acquired a liquor store, setting him on the path to success in the service industry. Throughout his vast experience, he has opened over 100 fuel stations and convenience stores and constructed more than 100 locations from the ground up; proving himself as an entrepreneur and leader in this industry. [Read More](#)


40+

**Years of Convenience Store,
Service Station, & Car Wash
Experience**

50+

**Gas Stations &
C-Stores Developed**

50+

**Rollover Carwashes
& Tunnel Washes
Completed**

Tenant Name:	Goetz Property, LP.
Company Type:	Private
Headquarters:	Corona, CA
Website:	jntmgmt.com

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA (INLAND EMPIRE)

GEOGRAPHY

- Riverside-Ontario-San Bernardino MSA = 27,000 sq mi
- The City of Wildomar falls within the Riverside-Ontario-San Bernardino MSA, otherwise known as the Inland Empire, an area larger than states like Maryland, West Virginia, Massachusetts and Connecticut
- East of Los Angeles and Orange Counties , 2 major counties & 52 Cities fall within the dense Metropolitan Area

POPULATION

- The Inland Empire is one of the fastest-growing metropolitan areas in the US
- The Riverside-San Bernardino-Ontario MSA has the 5th largest population growth in the US, an increase of 31% since 2010
- The Inland Empire is the 3rd most populous county in CA, with projections of reaching 7M residents over the next decades.
- Home to approximately 2,556,000 residents and the center of regional growth in Southern California
- Amazon is the region's largest employer, having invested \$19.3B into the Inland Empire

INLAND EMPIRE ECONOMY

- Ontario International Airport is the fastest-growing airport in US for 5th straight year
- Averaging 3,833 new jobs per month in 2022, with Transportation & warehouse at 138% of pre-pandemic levels
- Estimated 40% of all consumer goods flow through the region with logistics centers reaching 600+M Sq Ft.
- Five Major Sectors leading to region's growth:
 - Logistics, Healthcare, Construction, Manufacturing, Scientific Research
- 39% growth of CA Tech Jobs- highest rate in U.S.
- Cal St. San Bernardino is top two cyber security programs in US
- Loma Linda University, a global healthcare leader, expanded \$1B IN 2021

INLAND EMPIRE'S LARGEST EMPLOYERS

- Amazon, UC Riverside, March Air Reserve Base, Stater Bros, Kaiser Permanente Riverside Medical Center, Pechanga Resort & Casino, Walmart

#5

 fastest population
growth in the US

#3

 most populous county
in CA

#1

 Employer: Amazon
investing \$19.3B
into IE

#1

 fastest growing airport in
US (Ontario International
Airport)

RIVERSIDE-SAN BERNARDINO-ONTARIO MSA



AMAZON'S LARGEST WAREHOUSE IN ONTARIO, CA



LOMA LINDA UNIVERSITY



ONTARIO INTERNATIONAL AIRPORT

	1-MILE	3-MILE	5-MILE
Population			
2025 Estimated Population	11,461	64,028	149,642
2030 Projected Population	12,274	67,284	159,785
2020 Census Population	9,477	60,405	137,880
2010 Census Population	8,465	46,180	108,489
2025 Median Age	36.9	39.1	38.0
Households			
2025 Estimated Households	3,706	21,315	50,128
2030 Projected Households	4,035	22,819	54,422
2020 Census Households	3,087	20,327	46,543
2010 Census Households	2,786	16,084	37,611
Household Income			
2025 Estimated Average Household Income	\$146,784	\$132,183	\$120,498
2025 Estimated Median Household Income	\$125,228	\$112,966	\$102,834


150k

Estimated
Population
(5-MILE RADIUS)


50k

Estimated
Households
(5-MILE RADIUS)


\$132k

Ave. Household
Income
(3-MILE RADIUS)

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

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